

144.0

0006

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

677,000 / 677,000

USE VALUE:

677,000 / 677,000

ASSESSED:

677,000 / 677,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HITCHNER SPENCER T	
Owner 2: HITCHNER ALLISON E.S.	
Owner 3:	

Street 1: 9 LONGFELLOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FAGAN LISA A ETAL /TRUSTEES -

Owner 2: 9 LONGFELLOW RD TRUST -

Street 1: 9 LONGFELLOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1233 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4917		Sq. Ft.	Site		0	80.	1.15	9									454,008						454,000	

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		4917.000		223,000				454,000		677,000					
Total Card		0.113		223,000				454,000		677,000					
Total Parcel		0.113		223,000				454,000		677,000					
Source: Market Adj Cost															

PREVIOUS ASSESSMENT								Parcel ID		144.0-0006-0013.0				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	223,000	0	4,917.	454,000	677,000		Year end	12/23/2021				
2021	101	FV	216,700	0	4,917.	454,000	670,700		Year End Roll	12/10/2020				
2020	101	FV	216,700	0	4,917.	454,000	670,700		670,700	Year End Roll	12/18/2019			
2019	101	FV	186,300	0	4,917.	425,600	611,900	611,900	Year End Roll		1/3/2019			
2018	101	FV	186,300	0	4,917.	351,900	538,200	538,200	Year End Roll		12/20/2017			
2017	101	FV	186,300	0	4,917.	323,500	509,800	509,800	Year End Roll		1/3/2017			
2016	101	FV	186,300	0	4,917.	295,100	481,400	481,400	Year End		1/4/2016			
2015	101	FV	175,900	0	4,917.	289,400	465,300	465,300	Year End Roll		12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FAGAN LISA A ET	71869-582	1	11/9/2018			635,000	No	No							
FAGAN WILLIAM E	31476-175		6/5/2000	Convenience		1	No	No	William E Fagan dod 12/13/2009						
	12424-190		5/1/1973			23,000	No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
7/21/2020	791	New Wind	5,000	C					2/19/2018	MEAS&NOTICE	HS	Hanne S				
11/13/2018	1691	New Wind	1,800	C					1/29/2009	Info At Door	372	PATRIOT				
10/21/1992	533		11,200						5/1/2000	Missed Appt.	276	PATRIOT				
									11/19/1999	Meas/Inspect	256	PATRIOT				
									7/1/1993		PM	Peter M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		PDAS.										
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 2 - Conc. Block				1/2 Bath: 1		Rating: Average												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix:		Rating:												
Sec Wall:		%																
Roof Struct: 1 - Gable								RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl								1st Res Grid Desc: Line 1 # Units 1										
Color: RED				Kits: 1		Rating: Good												
View / Desir:				A Kits:		Rating:												
GENERAL INFORMATION				Frl:		Rating:												
Grade: C - Average				WSFlue:		Rating:												
Year Blt: 1926	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdct:	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD																		
Prim Int Wal 2 - Plaster																		
Sec Int Wall:		%																
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys:																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 144.0-0006-0013.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	6X10	A	AV	1999	0.00	T	16	101						
More: N	Total Yard Items:													Total:				
	Total Special Features:																	